

WARRANTY DEED
Joint TenancyTRANSFER
TAX
PAID

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KNOW ALL MEN BY THESE PRESENTS, that UNION/FRONT CORP. a corporation duly organized under the laws of the State of Maine, having a principal place of business in Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by CONSTANCE J. FOSS and GLEN D. FOSS, whose mailing address is Monroe, Connecticut

the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said CONSTANCE J. FOSS and GLEN D. FOSS, as joint tenants and not as tenants in common, their heirs and assigns forever:

A certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine, situated on the southerly side of Country Way Road, so-called, said parcel being bounded and described as follows, to wit:

Beginning at an iron pin at the westerly side of Upper Main Street, so-called, said pin being at the corner of the southerly intersection of Country Way and Upper Main Street, thence in a general westerly direction and along the southerly side of Country Way a distance of Two Hundred Seven (207.0) feet, more or less, to an iron pin; thence in a general southerly direction and parallel to the westerly side of Upper Main Street, a distance of One Hundred Eighty (180.0) feet, more or less, to a point in the northerly line of land of Waterville Congregation of Jehovah's Witnesses; thence in a general easterly direction and along the northerly line of said Waterville Congregation of Jehovah's Witnesses, a distance of Two Hundred Twenty-Five (225.0) feet, more or less, to a point on the westerly side of Upper Main Street; thence in a general northerly direction and along the westerly side of Upper Main Street, a distance of Fifty (50.0) feet, more or less, to a point; thence in a general westerly direction, a distance of Twenty-Five (25.0) feet, more or less, to a point; thence in a general northerly direction and along the westerly side of Upper Main Street, a distance of One Hundred Eighty-Five (185.0) feet, more or less, to the point of beginning.

Subject however to a certain easement granted to Central Maine Power Company by Kershaw E. Powell, recorded in the Kennebec County Registry of Deeds, Book 1289, Page 30.

Being a part of the same premises conveyed to Union/Front Corp. by deed of John and Paulette Forssen dated April 24, 1987 and recorded in the Kennebec county Registry of Deeds, Book 3147, Page 237.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said CONSTANCE J. FOSS and GLEN D. FOSS, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

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And We do covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantees to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said CONSTANCE J. FOSS and GLEN D. FOSS, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, MELVIN T. NALE, JR., in my capacity as President of UNION/FRONT CORP., and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 9th day of December, 1988.

Signed, Sealed and Delivered
in presence of

UNION/FRONT CORP.

By Melvin T. Nale
Melvin T. Nale, Jr.
Its President

STATE OF MAINE
County of Kennebec

December 9, 1988

Then personally appeared the above named MELVIN T. NALE, JR. in his capacity as President of UNION/FRONT CORP., and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation. Before me,

Alice M. Pearson
Notary Public/Attorney at Law
ALICE M. PEARSON
Notary Public, State of Maine
My Commission Expires Sept. 8, 1990

RECEIVED KENNEBEC SS.

1988 DEC 12 AM 9:00

WITNESS: Thomas Robert Williams
REGISTER OF DEEDS